

PLANNING COMMISSION MINUTES

April 17, 2012

7:00 p.m.

Present: Chairman Tom Smith, Vice-Chairman Dave Badham, Sean Monson, David Patton, Michael Allen, City Manager/City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Absent: City Council Representative Beth Holbrook and Von Hill.

Due to the number of participants, the Planning Commission meeting was moved into the City Council Chambers.

Chairman Tom Smith welcomed all those present.

Dave Badham made a motion to approve the minutes for March 20, 2010 as written. David Patton seconded the motion and voting was unanimous in favor.

1. PUBLIC HEARING – Consider a zone map amendment from Single-Family Residential (R-4) to Single Family Residential Planned Development Overlay (R-4-PDO) located at 600 N. & 400 E., Gary Wright, applicant.

Gary Wright, applicant, was present. Aric Jensen gave a visual presentation and explained that staff has met with the applicant and with several interested residents from the area in an effort to create a plan that could address the concerns of both parties. After substantial consideration, staff has reached the following consensus:

1. A private street is not in the best interest of the neighborhood or the City in general.
2. The proposed street connection through to 650 North is not in the best interest of the neighborhood or the City in general.
3. A public street connecting to the 600 East stub is in the best interest of most of the neighborhood and wholly in the best interest of the City in general.
4. A standard width public street connecting 550 North to 600 East can be built and still keep the existing Church softball field within regulation size.
5. The developer could construct 23 new lots, plus keep the existing home at 518 East 650 North, if he were permitted to develop 60' wide lots.
6. Prior to the comprehensive Land Use Ordinance amendments of 2006, the City had an "R-1-6.5" zone that allowed minimum 6,500 sq ft residential lots.
7. Staff recommends that the Commission consider creating an R-5 zone with minimum 60' wide and 6,500 sq ft lots.
8. Staff also recommends that the Commission recommend to the Council denial of the proposed Planned Development Overlay and approval of a zone map amendment to the proposed R-5 (Residential Single-Family) zone.

Gary Wright introduced himself and explained that, after listening to the residents, he has reviewed the plans looking for alternatives that would be more acceptable to the neighborhood. Mr. Wright has considered the impact and concerns of the residents in the neighborhood. He has altered the development to include fewer lots and removed the connection to 650 N., which will create less impact on the neighborhood. Mr. Wright is committed to creating a quality development with home prices that exceed the existing homes in the area. It is important to Mr. Wright to have a project that is viable but also to accommodate the needs of the community and the neighborhood.

The public hearing was opened for all those with comments and concerns.

The following are the names and addresses of those present with their comments and concerns:

Stephanie Jones, residing at 813 N. 650 E.
Loren Mercer, residing at 736 N. 650 E.
Dan Lake, residing at 1083 E. 75 S.
Andrea Davis, residing at 815 N. 600 E.
Kent Hyde, representing parents at 759 E. 550 N.
Mike Lamb, residing at 635 N. 600 E.
Carrie Cox, residing at 532 E. 650 N.
Kyle Moriyama, residing at 535 E 650 N.
Grant Mitchell, residing at 610 E. 650 N.
Ralph Wilcox, residing at 677 N. 500 E.

Their comments and concerns are as follows:

Questions on why this project needs to be rezoned to a PDO or R-5, and whether it conforms to current zoning.
Want developer to explain why a zone change is necessary.
The Church is not going to sell any property for this project. The property will remain recreation property for the Church.
The residents are happy with the removal of the road connection and that the house proposed to be torn down will remain.
Several residents thanked the Staff and Mr. Wright for listening to their concerns and for the changes that have been made.
Planning Commission should approve the project with the proposed changes.

Chairman Smith thanked all those present for their new points of view and options for the project. Mr. Smith explained that the public hearing will continue on May 1, 2012.

Michael Allen made a motion to continue the public hearing until May 1, 2012. Sean Monson seconded the motion and voting was unanimous in favor.

2. PUBLIC HEARING - Discuss revisions to Title 14, Bountiful City Land Ordinance.

Aric Jensen explained page by page the proposed changes to the Bountiful City Ordinance for allowing Chickens (draft 3), Chapter 4 (R) Single Family Residential (draft 2), Chapter 8 (PO) Professional Office Zone (draft 2), Chapter 14 Supplementary Development Standards, and Chapter 17 Temporary, Seasonal, and Home Occupation Uses.

Mr. Jensen explained the changes to allow chickens in Bountiful. There was a discussion regarding the changes.

The public hearing was opened to those with comments and concerns.

Marie Waldvogel, residing at 809 N. 750 E., had concerns about allowing chickens. She has concerns that in the future the City will also allow having bees and farm animals. Her neighborhood now has a lot of chickens.

Chris Simonson, residing at 1043 Woodmoor Dr., has chickens and has had them for several years. His neighbors also have chickens. His chickens are in chicken coops and are very well maintained. Mr. Simonson has a chicken program for children to teach them how to take care of and maintain chickens. Chickens can be a benefit to the community and family living.

Mr. Jensen continued to explain the proposed changes to the Ordinance and there was a discussion about each chapter. There was a lengthy discussion regarding the proposed R-5 Zone, which the Commission wants to discuss before making a decision. Mr. Jensen suggested that the Commission forward the other changes to the City Council.

Sean Monson made a motion to send to the City Council approval for all proposed changes to the Bountiful Land Use Ordinance as discussed with the exception of Chapter 4, Residential Single Family. David Patton seconded the motion and voting was unanimous in favor.

3. Planning Director's report and miscellaneous business.

Mr. Jensen had no further business to discuss.

Meeting adjourned at 9:30 p.m.